

**VILLAGE OF COLD SPRING ZONING BOARD OF APPEALS
85 MAIN STREET, COLD SPRING NEW YORK 10516
PHONE (845) 265-3611
Public hearing/regular meeting**

July 6, 2011

Members: Chairman; Donald Mac Donald, members; Richard Turner, Gregory Gunder, John Martin & Edward Murphy

Public Hearing

Dana and Kevin Reymond 37 Pine St.

The public hearing started at 7:15 P.M.

The applicants proposed to construct an uncovered deck adjacent to the rear of the residence. The proposal will require a front yard variance from section 134-7(C)(4) of the Village Code. The property is in the R-1 Zone

It was noted there were no members of the public present to object.
The Planning Board opinion was not yet received.

The Chairman read the following letters:

Joanne and Anthony Nastasi, 33 Parsonage St.

Stott Framer and Hirano Yokomia, 34 Parsonage St.

Linda Williams, 35 Paulding Ave.

All the above letters stated no objection to the application being presented.

The Chairman noted there are two front yards to consider since the property is a corner lot.

The Board reviewed the following 5 questions:

1. Whether an undesirable change will be produced in the character of the variance? All Board members answered no.
2. Whether the benefit sought by the applicant can be achieved by some, method feasible for the applicant to pursue other than an area variance? All Board members stated no
3. Whether the requested variance is substantial? All Board members stated no.
4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district? All Board members stated no
5. Whether the alleged difficulty was self-created? All Board members stated no .

E. Murphy moved to close the public hearing and J. Martin seconded the motion. The public hearing was closed at 7:41 P.M.

Regular monthly meeting.

Regular meeting opened at 7:42 P.M.

1. Decision:

Chairman Mac Donald read the proposed decision.

R. Turner moved to approve the decision of Dana and Kevin Reymond, 37 Pine St. as presented. And E. Murphy seconded the motion. The decision was approved 5-0.

2. Correspondence:

Letter from Building Inspector dated July 6, 2011 regarding the Shortell application.

3. Minutes:

- The minutes of May 19, 2011 were reviewed an amendment was requested. The minutes were approved as amended 5-0.
- The minutes of June 2, 2011 were reviewed an amendment was requested. The minutes were approved as amended 5-0.

R. Turner moved to adjourn the meeting and E. Murphy seconded the motion. The meeting was adjourned at 7:54 P.M.

Donald Mac Donald, Zoning Board of Appeals Chairman

Date